

Planning Committee



Application Address	Phase 1 Land North of Bearwood, Magna Road & Knighton Lane Poole BH11 9NB
Proposal	Variation of condition 1 (Approved Plans) of planning permission APP/22/00092/R (Reserved Matters application following approval of Hybrid Planning Application APP/19/00237/P for the southern phase of the development shown on Site Location Plan LP01 and comprising of: 269 houses, retail units, office units and a Community Hub Building) to amend wording to facilitate changes including alterations to the Community Building and Hub to remove reference to badminton court, roof pitch to be reduced in height, internal changes removal of the stairs and mezzanine floor, reduced number of WCs, reduced size of stores and internal lobby, increase the size of the outdoor space and areas of soft landscaping, additional trees have been added in the central car parking area, the retail unit beneath the apartments a bin storage and plant storage building has been provided, two visitor spaces within the northern layby have been replaced with a loading bay for deliveries with footpath access to the retail unit.
Application Number	P/26/00600/CONDR
Applicant	Ms Sarah Hockin
Agent	Ms Sarah Hockin Taylor Wimpey (Southern Counties)
Ward and Ward Member(s)	Bearwood and Merley Councillor Richard Burton Councillor David Brown Councillor Marcus Andrews
Report status	Public
Meeting date	9 July 2026
Summary of Recommendation	Grant subject to conditions and in accordance with the details set out below
Reason for Referral to Planning Committee	Councillor David Brown called the application in due to concerns raised regarding non-compliance with:

	• POLICY PP10 (Strategic Urban Extensions) of the Poole Local Plan (2018). • POLICY PP26 (Sports, Recreation and Community Facilities). • POLICY PP39 (Delivering Poole's Infrastructure). • The section 106 agreement for this planning consent. • Concerns that there has been insufficient attempt to assess the market appetite for the original proposal. • Concerns that the proposed alterations to the layout and structure could preclude certain sports and recreational activities and not fulfil the extent of the previously agreed provision of the Community
Case Officer	Frances Summers MRTPI
Is the Proposal EIA Development?	No

Description of Proposal

1. The proposal is to remove reference to Badminton pitch from the floor plans of the community hub building, reduce the height, increase the external space available to the hub whilst decreasing the internal space, increase soft landscaping, increase the bin store for the retail units and provide a loading bay in replace of two visitor spaces within the northern layby for the retail unit and a footpath from this to the retail unit.
2. In September 2021, a hybrid application APP/19/00327/P was approved for (amongst other things) a minimum 360sqm community hall to be part of a community hub comprising uses A1, A2, A3, B1, D1 and D2. These use classes have been replaced with Use Class E and F2.
3. The subsequent reserved matters application APP/22/00092/R was approved in November 2022 and the applicant wishes to vary condition 1. Condition 1 includes the approved plans which show the floor plans and elevations of a community hub building.

4. The design of the building included a high roof which was to accommodate badminton uses, but applicant has found limited market appetite for a building with a Badminton pitch as this is seen to be too specific and restrictive for occupiers.
5. As a consequence, the height of the roof is not needed so can be reduced, as can the size of the building itself to accommodate larger external space to the north and south of the building and create a fenced off area for use by the community hall. There are also minor internal changes such as a removed mezzanine floor, reduced number of WC's, removal of stairs, reduced internal lobby, and increased landscaping around the building. Some car parking spaces are to be replaced by soft landscaping and additional trees are also proposed.
6. Another change proposed includes moving the bin storage and plant storage to the west of the retail unit. And to provide a loading bay in replace of two visitor spaces within the northern layby for the retail unit and a footpath from this to the retail unit.

Site description

7. The application site (hereon referred to as the "Site") is located in the southeast of the wider UE2 site allocation. To the south, the Site is adjacent to the rear gardens of existing houses fronting onto Magna Road.
8. The Site is located within an area of allocated housing land – upon the adoption of the Poole Local Plan (PLP) in 2018, the area of land (which contains the Site as part of a larger parcel) of the South East Dorset Green Belt was removed from the Green Belt. The wider parcel of land is allocated as Urban Extension 2 (UE2) and is one of two Strategic Urban Extensions (SUE) identified in the Poole Local Plan which together are allocated to provide a minimum of 1,300 homes which is a significant contribution towards the Council's housing delivery strategy.
9. There are two lines of overhead power lines crossing the site. There are pylons supporting those lines on the Site. There are two nearby grade II listed buildings (Granary north of Knighton House and Nos. 44 & 45 Knighton Lane) and two locally listed buildings (Knighton Farm Barns (group) and 43 Knighton Lane) in the vicinity of the Site.

Relevant planning applications and appeals:

10. APP/19/00237/P – outline planning permission granted on 7 September 2021 for a hybrid planning application with full permission for the demolition of No. 94 Magna Road, construction of primary access roads, formation of multifunctional open spaces, reprofiling to allow for construction of primary surface and foul water infrastructure, installation of mains services and formation of development platform; (Revised access designs, road plans, infrastructure details and supporting documents received 07, 18 & 27 May 2020) in support of: Outline permission

for the phased development of up to 695 new homes, a community hub comprising retail uses (A1/A2/A3), flexible workspace (B1), community uses (D1/D2) and a 60 bed care home (Revised supporting documents, design code, transport assessment received 07, 18 & 27 May 2020) .

11. APP/22/00092/R – Approved on 4 November 2022 for reserved matters application following approval of Hybrid Planning Application APP/19/00237/P for the southern phase of the development shown on Site Location Plan LP01 and comprising of: 269 houses, retail units, office units and a Community Hub Building.

Constraints

- Higher potential ecological network
- Existing ecological network
- Archaeological interest
- Surface water flooding
- TPO 44

Public Sector Equalities Duty

12. In accordance with section 149 Equality Act 2010, in considering this proposal due regard has been had to the need to —

- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Relevant statutory duties

Biodiversity

13. For the purposes of section 40 Natural Environment and Rural Communities Act 2006, in considering this application, regard has been had, so far as is consistent with the proper exercise of this function, to the purpose of conserving and enhancing biodiversity.

SSSI

14. In accordance with sections 28G of the Wildlife and Countryside Act 1981, to the extent consistent with the proper exercise of the function of determining this application so far as it is

likely to affect the flora, fauna or geological or physiographical features by reason of which a site is of special scientific interest, the duty to take reasonable steps to further the conservation and enhancement of the flora, fauna or geological or physiographical features by reason of which the site is of special scientific interest.

Consultations

- BCP Communities – no objection
- Archaeology – no comment
- Wessex water – no comment
- National Highways – no objection
- Highways - no objection
- Waste – no comments
- Ecology – no comment
- EHO – no comment
- Trees – no objection
- BCP Leisure – objection due to loss of Badminton pitch

Representations

15. A site notice was posted outside the site on 30 March 2026 with an expiry date of 20 April 2026.

16. 3 letters of representation were received raising the following points:

- Reduction in floor space would not be proportionate for a 695 home settlement;
- Removal of badminton court and reduction in hub would be in breach of section 106 agreement;
- Conflict with PP26 as it reduces indoor sports provision;
- Conflict with PP29 as a community hub was identified as necessary infrastructure to make the scheme acceptable and thereby reducing its scale and specification would be in conflict with the policy;
- Indoor sports facilities such as badminton courts play a role in active lifestyles. Removal of this with limited access to other indoor sports venues nearby will have a measurable negative impact on the wellbeing of future residents;

- Changed shape of the hall means it cannot be used for sports;
- Non-traditional community hall interior;
- Applicant has not approached community organisations to own the building and its use; and
- No consultation with Cllrs or Communities and Recreation team

Key Issue(s)

17. The key issue(s) involved with this proposal are:

- Principle of development
- Impact on the character and appearance of the area
- Impact on the neighbouring and residential amenity
- Impact on parking and highway safety
- Impact on trees
- Sustainability considerations
- Biodiversity considerations
- Waste collection considerations
- SAMM/CIL compliance

18. These issues will be considered along with other matters relevant to this proposal below.

Policy Context

19. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications must be determined in accordance with the development plan for an area, except where material considerations indicate otherwise. The development plan in this case comprises the...

Poole Local Plan 2018

- PP01 Presumption in favour of sustainable development (Poole local plan - adopted Nov 2018)
- PP10 Strategic urban extensions (Poole local plan - adopted Nov 2018)
- PP26 Sports, recreation and community facilities (Poole local plan - adopted Nov 2018)
- PP27 Design (Poole local plan - adopted Nov 2018)
- PP37 Sustainability

National Planning Policy Framework ("NPPF" / "Framework")

- Including in particular the following:

Section 2 – Achieving Sustainable Development

Paragraph 11 –

“Plans and decisions should apply a presumption in favour of sustainable development.

.....

For decision-taking this means:

- (c) approving development proposals that accord with an up-to-date development plan without delay; or
- (d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - (i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - (ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.”

Planning Assessment

Principle of development

Compliance with previous approvals

20. APP/19/00327/P was approved for (amongst other things) a minimum 360sqm community hall to be part of a community hub comprising uses A1, A2, A3 and B1, D1 and D2.
21. The subsequent reserved matters approved a community hall at ground floor (with a Badminton pitch drawn on the floor plan), along with a kitchen area, storage area and male and female toilets. At first floor the approved community hall had a meeting room and a viewing gallery. The proposed area would measure 374 SQM. This application seeks to reduce the height of this roof, and remove the Badminton pitch from the plans because the developer has found limited interest for this building as it is as the use is too specific and inflexible.
22. Condition 17 of the hybrid permission (APP/19/00327/P) stated

“...Delivery of the community hub including retail units, community hall, MUGA and flexible workspace including suitable public space and delivery arrangements...”

23. And condition 40 of the (APP/19/00327/P) same decision stated:

“Community hall

Reason: To ensure flexibility to meet the evolving needs of the community in accordance with Policy PP10 of the Poole Local Plan (2018)”

24. The hall contained a fairly high roof to accommodate Badminton, in light of the reason for condition 40, arguably the specificity of a Badminton pitch and it's height is contrary to the intention as it doesn't provide flexibility for the evolving needs of the community.
25. Nonetheless, the current proposal retains the community hall and is therefore compliant with both of these conditions.
26. In terms of use classes, the original permission specified the use of the community hub to fall into uses A1, A2, A3, B1, D1 and D2.
27. Indoor and outdoor sports or recreation and community hall fell into the previous Use Class D2 which was amended in 2020 to Use Class F2. Therefore removing the pitch from the plans but retaining its use as a community hall is again compliant with the previous permission.
28. This proposal also proposes reducing the size of the hall. The original s106 required no less than 360sqm of gross internal floor space for the community hub. And the community hall floor space needs to be in accordance with the approval of reserved matters and it must be capable of supporting an additional story.
29. The definition was subsequently updated in a deed of variation dated 16 October 2025 and clearly states the area relates to both internal and external space.
30. 216.91sqm internal floor space is proposed. The fenced area to south is 150m², the additional space to the north of the building is 100m². In total this achieves 466.91sqm.
31. This is compliant with the deed of variation dated 16 October 2025 and original s106.



Figure 1: Proposed community hub site plan extract



Figure 2: Approved community hall site plan extract

32. In addition to this, the bin store is proposed to increase, room is made for this by reducing the size of the community hall therefore the retail unit remains at 335sqm compliant with the previous permission.

Compliance with allocation policy PP10

33. This is an allocated site in the Poole Local Plan 2018. Policy PP10 requires the development to provide a community hub that incorporates proportionate shopping and community facilities required to support the creation of a new community.

34. Criteria m and n of Policy PP10 are the relevant. Criterion (m) requires the scheme to incorporate structural landscaping to create a strong permanent and defensible green belt boundary and (n) requires a master planning exercise with the local community to inform a design code.

35. Policy PP10 also requires the development to provide a community hub that forms the heart of the community incorporating proportionate shopping and community facilities required to support the creation of the new community.
36. Again, the proposal of retaining a community hall and hub does not conflict with this policy.

Compliance with PP26

37. In terms of sports use, Policy PP26 applies. There was no requirement for sports use in the community building. Outdoor facilities were provided in the form of a Multi Use Games Area (MUGA) and play park. Further there is nothing precluding sports uses from taking place in the community hall. As such the scheme complies with PP26 of the Poole Local Plan.
38. BCP Leisure have objected to the loss of the Badminton pitch as it 'allows local people to take part in physical activity which they can often walk to and offers a more friendly local vibe reducing isolation, increasing activity, reducing car activity etc.'. The proposed hall does not preclude these aspirations being met as it still allows for sports and community uses. It merely makes Badminton more difficult because of the reduced height.
39. There is no evidence of demand for Badminton. In fact, Badminton England in relation to Poole stated "As an area with higher levels of activity than normal, badminton participation, in contrast, is lower than average. There are five affiliated clubs with c.90 affiliated members so the opportunity to develop the badminton infrastructure exists. The quality of courts is slightly below the national average quality threshold for Badminton England." This demonstrates the lack of interest in the community hall as a badminton pitch and only serves to reiterate the concerns of the developer. Though it would provide an opportunity to develop badminton infrastructure, without evidence of need, it cannot be reasonably required.

Conclusion

40. There is nothing in the approvals or s106, or in policy that requires the size of the hall to remain as approved and to retain the badminton pitch in the hall itself.
41. A badminton court is a very specific use for the building and the developer reports having difficulty finding an owner for such a specific use. This is unsurprising and it is considered that a more flexible use would be preferable and there's no evidence suggesting a demand for such a specific use. That way the hall could be used for nursery groups, children's groups, community groups, as well as sports uses. Though the height of the building is proposed to be reduced, this does not mean sports cannot be played within the building.
42. Therefore the proposal to remove the requirement to create a Badminton pitch whilst retaining the community is policy compliant (PP10, PP26) and accords with the previous approvals.

Design

43. The community building was to be a landmark building to

“announce location of the central hub, principally generated by increased height and or massing, symmetry of architectural features, variation in the roofscape (such as feature gables) and increased formality by virtue of these features. The design code recognises that different approaches are appropriate provided the architectural solution is cohesive and relates to adjacent buildings and provides suitable recognition of being an entrance to the development.”

44. The design code also said the principal vista into the hub is from the south east approaches, the buildings enclosing the village square should form focal points off other pedestrian and vehicular routes to the north, west and east to aid wayfinding and mark this area as being the heart of the new settlement.

45. The proposals retain the building as a landmark even with the reduced height. It contains a symmetry of architectural features and through variation in the roof scape as shown in the images, the top is the proposed, the bottom is the approved. Though the proposed is different to the original design, the design code allows for this and the building still remains a landmark.



Figure 3: Front elevations of proposed and approved community hall. Top image shows proposed, bottom image is that approved

46. It still continues to be seen from south east approaches and be distinctive because it retains the roof style and symmetry.

47. Additional soft landscaping is welcomed and will achieve a higher quality of visual amenity.

48. As such the scheme is compliant with the previous permissions and the design code and therefore Policy PP10 and PP27 of the Poole Local Plan.

Bin stores

49. Condition 26 of the outline permission requires each development parcel to show the location and type of bin storage and collection point. This application proposes to make the bin storage larger. This is acceptable and allows for suitable amenity for the residents and retail that will reside there. This is compliant with the previous permissions and Policy PP27 of the Poole Local Plan.

BREEAM

50. This application also seeks the removal of Condition 43 (BREEAM) attached to Hybrid Permission ref. APP/19/00237/P. Condition 43 requires non-residential floorspace to achieve BREEAM very good rating. Due to the size of the Community Hub building, it is not physically possible to achieve 'very good' or even 'good' BREEAM. The building could however still be constructed in line with sustainable measures.

51. Condition 43 of outline states:

"Unless otherwise agreed in writing with the Local Planning Authority, the non-residential floorspace hereby permitted shall achieve a minimum BREEAM very good rating (or equivalent standard).

Prior to the development of the community hub a Design Stage Certificate under BREEAM (or equivalent standard) shall be submitted to and agreed in writing by the Local Planning Authority.

Prior to first occupation of the non-residential floorspace, the Post-Construction Review Certificate shall be submitted to the Local Planning Authority verifying that the standards referred to in the Design Stage Certificate have been met.

Reason - In the interests of delivering a sustainable and energy efficient scheme and in accordance with Policy PP37"

52. Policy PP37 relates to sustainability and part (3) relates to commercial buildings and expects them to meet a 'Very Good' where they are up to 1,000 sq. m (net) floor space. Clearly in this instance, as sometimes occurs, it is not possible to achieve Very Good. As such a mixture of alternative sustainability measures can be achieved and these can be conditioned to ensure that 10% of the energy use comes from renewable sources and that the building construction takes a fabric first approach where possible, minimising water use and the need for lighting and heat or cooling.

53. The scheme is therefore not strictly compliant with PP37. However, due to the reasons explained it is unreasonable to continue with condition 43 and hence this is recommended for removal.

Highways

54. Highways England and BCP Highways team have no objections to the proposal .

55. Alterations to the proposed parking bay layout are acceptable. Alterations of the main road lay-by to incorporate a loading bay area will assist with general deliveries and drop off/pick up to the community hub and commercial units in this area. The S38 road adoption process and Traffic Regulation Order procedures can ensure this lay-by areas has the appropriate parking restrictions.

56. The layout changes around the hub community building involve relocating general cycle parking stands. Some cycle parking hoops should be provided close to the community hub main building entrance, and this will be secured by condition.

57. As such the scheme is compliant with the existing S106, the previous permission and Policy PP34 and 35 of the Poole Local Plan.

Planning Balance / Conclusion

58. The scheme is compliant with policy and the previous permissions with the exception of Policy PP37 relating to the need to achieve a Very Good BREEAM rating for the community hub. There are alternative mechanisms to providing sustainable buildings and these are secured by condition 7 negating the need for the BREEAM rating.

59. The proposal is therefore recommended for approval.

Recommendation

60. **Grant** subject to the following conditions (as listed under 'Conditions') with power delegated to the Head of Planning (Operations) (including any officer exercising their powers if absent and/or the post is vacant and any other officer nominated by them for such a purpose) to alter and/or add to any such conditions provided any alteration/addition in the opinion of the Head of Planning (or other relevant nominated officer) does not go to the core of the decision.

Conditions

1. The development to which this permission relates shall be begun not later than the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed by the provisions of Section 91 of the Town and Country Planning Act 1990 and amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

- Location Plan, TAYL190304 LP01
- Flat Block A FB-A_e Rev E Flat Block A FB-A_p Rev E Flat Block C FB-C_e Rev E Flat Block C FB-C_p Rev E
- Bin and Cycle Store 01 – Floor Plans and Elevations BCS01_pe D Bin and Cycle Store 02 – Floor Plans and Elevations BCS02_pe D Bin and Cycle Store 04 – Floor Plans and Elevations BCS04_pe.C Bin and Cycle Store 05 – Floor Plans and Elevations BCS05_pe.D Bin and Cycle Store 07 – Floor Plans and Elevations BCS07_pe.D Bin and Cycle Store 08 – Floor Plans and Elevations BCS08_pe.A Bin and Cycle Store 09 – Floor Plans and Elevations BCS09_pe.A Bin and Cycle Store 10 – Floor Plans and Elevations BCS10_pe.A
EMAP22 Semi - core range - elevations HT.EMAP22 Semi.e B1 EMAP22 Semi - floor plans HT.EMAP22 Semi.p B1
- EMAP32 Semi - core range - Option 1 - Elevations HT.EMAP32 Semi-1.e B
- EMAP32 Semi - urban edge - Option 2 - Elevations HT.EMAP32 Semi-2.e B EMAP32 Semi - floor plans HT.EMAP32 Semi.p B
- EMAP41 Semi - core range - Option 1 elevations HT.EMAP41 Semi.e1 B EMAP41 Semi - urban edge - Option 2 - elevations HT.EMAP41 Semi.e2 B EMAP41 Semi - floor plans - elevations HT.EMAP41 Semi.p B
- EMA22 Semi - core range - elevations HT.EMA22 Semi.e1 B1 EMA22 Semi - floor plans HT.EMA22 Semi.p B1
- EMA34 Detached - Urban Edge - elevations HT.EMA34 Det.e1 B EMA34 Detached - Urban Edge - floor plans HT.EMA34 Det.p B EMA 34 Detached Plot 361 elevations HT-EMA34_Det_e2_B6
- EMA34 Semi - core range - Option 1 - elevations HT.EMA34 Semi.e1 B EMA34 Semi - urban edge - Option 2 - elevations HT.EMA34 Semi.e2 B EMA34 Semi - floor plans HT.EMA34 Semi.p B
- EMA42 Semi - Core range - Option 1 - Elevations HT.EMA42 Semi.e1 B EMA42 Semi - Core range - Option 2 - Elevations HT.EMA42 Semi.e2 A EMA42 Semi - Core range

- EMA44 - core range - Option 1 - elevations HT.EMA44.e1 B EMA44 - core range - Option 2 - elevations HT.EMA44.e2 B EMA44 - rural edge - Option 3 - elevations HT.EMA44.e3 B EMA44 - floor plans HT.EMA44.p B
- EMA44 - core range - Option 5 - elevations HT.EMA44.e5 A EMA44 - core range - Option 6 - elevations HT.EMA44.e6 A EMA47 - core range - Option 1 - elevations HT.EMA47.e1 B EMA47 - urban edge - Option 2 - elevations HT.EMA47.e2 B EMA47 - floor plans HT.EMA47.p B
- EMA48 - core range - Option 1 - elevations HT.EMA48.e1 B EMA48 - urban edge - Option 2 - elevations HT.EMA48.e2 B EMA48 - rural edge - Option 3 - elevations HT.EMA48.e3 B EMA48 - floor plans HT.EMA48.p B
- EMB31 Semi - core range - elevations HT.EMB31 Semi.e1 B EMB31 Semi - floor plans HT.EMB31 Semi.p B
- EMT31 - core range - elevations HT-EMT31 e2 Rev B1 EMT31 - floor plans HT.EMT31.p
- EMT32 - core range - Option 1 - Floor Plan and Elevations HT.EMT32-1.pe EMT32 - core range - Option 2 - Floor Plan and Elevations HT.EMT32-2.pe EMT41 - core range - Option 1 - elevations HT.EMT41.e1 EMT41 - urban edge - Option 2 - elevations HT.EMT41.e2 B EMT41 - core range - Option 3 - elevations HT.EMT41.e3 B EMT41 - floor plans HT.EMT41.p B
- EMT42 - core range - Floor Plan and Elevations HT-EMT42.pe A PT21+ - core range - elevations HT-PT21+-e1 B
- PT21+ - core range - floor plans HT-PT21 +-P1 B
- PT21+ - core range - Variation A - Floor Plans and Elevations HT-PT21+-A.pe A 19-21 - Elevations P.19-21.e B
- 19-21 - Floor Plans P.19-21.p B
- 28-30_248-250 - Elevations P.28-30_248-250.e A
- 28-30_248-250 - Floor Plans P.28-30_248-250.p A
- 40-42 - Elevations P.40-42.e B 40-42 - Floor Plans P.40-42.p B
- 55-57_59-61 - Elevations P.55-57_59-61.e B
- 55-57_59-61 - Floor Plans P.55-57_59-61.p B
- 68-69 - Elevations P.68-69.e A 68-69 - Floor Plans P.68-69.p A 70-71 - Elevations P.70-71.e A 70-71 - Floor Plans P.70-71.e A

- 187-190 - Elevations P.187-190.e A 187-190 - Floor Plans P.187-190.p A 253-254 - Elevations P.253-254.e A 253-254 - Floor Plans P.253-254.p A 262-264 - Elevations P.262-264.e A 262-264 - Floor Plans P.262-264.p A 310-312 - Elevations P.310-312.e B 310-312 - Floor Plans P.310-312.p B 360 elevations HT-EMA47_e1 B5
- floor plan HT-EMA47_p B2
- elevations HT-EMA34_Det_e2_B6
- floor plan HT-EMA34 Det_p_B3
- house-type on elevation HT-EMT31.e2 Rev B1 Flat Block A - elevations FB.A.e B
- Flat Block A - Floor plans FB.A.p B Flat Block B - elevations FB.B.e B Flat Block B - Floor plans FB.B.p B Flat Block C - elevations FB.C.e B Flat Block C - Floor plans FB.C.p B Flat Block D - elevations FB.D.e B Flat Block D - Floor plans FB.D.p B Flat Block E - elevations FB.E.e B Flat Block E - Floor plans FB.E.p B Flat Block F - elevations FB.F.e B Flat Block F - Floor plans FB.F.p B Flat Block G - elevations FB.G.e B
- Flat Block G - Floor plans 1 of 2 FB.G.p1 B Flat Block G - Floor plans 2 of 2 FB.G.p2 B
- Single Garage 01 - Floor Plans and Elevations GAR.01.pe A
- Double and Twin Garage 02 - Floor Plans and Elevations GAR.02.pe A Triple Garage 04 - Floor Plans and Elevations GAR.04.pe A1
- Triple Garage 05 - Floor Plans and Elevations GAR.05.pe A Single Garage 07 - Floor Plans and Elevations GAR.07.pe A1 Twin Garage 08 - Floor Plans and Elevations GAR.08.pe A1 Twin Garage 09 - Floor Plans and Elevations GAR.09.pe A
- Bin and Cycle Store 01 - Floor Plans and Elevations BCS01_pe B Bin and Cycle Store 02 - Floor Plans and Elevations BCS02_pe.B Bin and Cycle Store 03 - Floor Plans and Elevations BCS03_pe.B Bin and Cycle Store 04 - Floor Plans and Elevations BCS04_pe. A Bin and Cycle Store 05 - Floor Plans and Elevations BCS05_pe.B Bin and Cycle Store 06 - Floor Plans and Elevations BCS06_pe.A1 Bin and Cycle Store 07 - Floor Plans and Elevations BCS07_pe.B Garden Shed 01 - Floor Plans and Elevations SHED.01.pe A
- Design and Access Statement TAYL190304 DAS_01 Tree Protection Plan
- Tree Protection Plan (page 1 of 2) Tree Protection Plan (page 2 of 2)
- Soft Landscape Proposals Sheet 1 to 11 Rev G Hard Landscape Proposals Sheets 1 to 11 Rev F Play Proposals Sheet 1 to 2
- Open Spaces Proposals Sheet 1 to 6 Rev E

- AIA and AMS Management and Maintenance Plan Rev A Soft Landscape Specification Rev A
- Landscape and Ecology Management Plan Rev C Ecological Mitigation Strategy
- EMA47/2021/52/B Plot 210
- Plot 210 new position
- SE01 C Street Elevations
- FB-M_e C Flat Block M Elevations
- FB-M_p D Flat Block M Floor Plans
- FB-L_e B Flat Block L Elevations
- FB-L_p B Flat Block L Floor Plans
- TWSC23422 13 Soft Landscape Proposals
- TWSC23422 14 Hard Landscape Proposals
- RSL01 H Refuse Strategy Layout
- PAP01 G Parking Allocation Plan
- OSL01 E Overall Site Layout
- M4201 G Compliant units Layout
- EV01 H Electric Vehicle Charging Allocation Plan
- AHL01 G Affordable Housing Layout
- DBML01 H Dwelling Boundary Material Layout
- BCS07_pe E Bin & Cycle Store Floor Plan & Elevations
- BCS11_pe A Bin Store Floor Plan & Elevations
- CH01_e D Community Hall Elevations
- CH01_p D Community Hall Floor Plans

Reason: For the avoidance of doubt and in the interests of proper planning.

3. M4(2) dwellings as shown on drawing Drawing M4(2) Compliant Units Layout Plan, reference M4201XXXX dated 9 February 2024 shall be implemented in full and retained thereafter.

Reason - In the interests of meeting the needs of the ageing population and in accordance with PP12 of the Poole Local Plan (November 2018)

4. Materials compliance

Materials shall be compliant with those approved by way of Dwelling Boundary Material Layout (ref. DBML01 rev H)

Reason - To ensure that the external appearance of the building(s) is satisfactory and in accordance with Policy PP27 of the Poole Local Plan (November 2018).

5. Compliance landscaping

The landscaping shown in drawing TWSC23422 13 shall be implemented prior to first use of the community hall and maintained thereafter. Landscaping shown on TWSC23422 11 Sheets 1- 11 shall be implemented prior to first occupation of the community hall and maintained thereafter.

Reason - In the interests of visual amenity, to ensure that the approved landscaping scheme is carried out at the proper times and to ensure the establishment and maintenance of all trees and plants in accordance with Policies PP27 and PP33 of the Poole Local Plan (November 2018).

6. Cycle parking

Within 3 months of this permission the specification and location of cycle parking will be submitted to and approved by the Local Planning Authority. The cycle parking will be installed prior to first use of the community building and retained thereafter.

Reason: To encourage sustainable modes of transportation.

7. Energy Efficiency

Within 3 months of this permission, measures to achieve a sustainable building and its use shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented and retained for the lifetime of the development.

Reason: to ensure the building is as sustainable as possible in accordance with Policy PP37 of the Poole Local Plan 2018.

Informatives

1. In accordance with the provisions of paragraphs 38 of the NPPF the Local Planning Authority (LPA) takes a positive and creative approach to development proposals focused on solutions. The LPA work with applicants/agents in a positive and proactive manner by;
 - advising applicants of any issues that may arise during the consideration of their application and, where possible, suggesting solutions.

Also (add as appropriate):

- in this case the applicant was advised of issues after the initial site visit

2. Your attention is drawn to the need to comply with the conditions imposed on the outline planning permission ref: APP/19/00237/P

Background Documents:

P/26/00600/CONDR

Documents uploaded to that part of the Council's website that is publicly accessible and specifically relates to the application the subject of this report including all related consultation responses, representations and documents submitted by the applicant in respect of the application.

Notes.

This excludes all documents which are considered to contain exempt information for the purposes of Schedule 12A Local Government Act 1972.

Reference to published works is not included.

Case Officer Report Completed:

Officer: Frances Summers

Date: 26/06/2026

Agreed by: Katie Herrington

Date: 29/06/2026

Comment: